

**Mid County Recreation Center/East Layhill School/Layhill Village Park Campus
MNCPPC Program of Requirements (POR)**

General Comments:

The following are the desired POR for Layhill Village Local Park to facilitate discussion of the park/school/recreation center "campus" concept at the corner of Layhill and Queensgard Roads. The opportunity to co-locate a recreation center, elementary school, and park on one campus could meet the growing need for more after school structured activities. Elementary school students can walk to the Recreation center to participate in programs offered by the Recreation Department. Those same programs can use convenient "campus" recreation facilities. The facility planning should strive for the largest possible field footprint. Large areas provide programming and permitting flexibility as needs change over time.

The Mathew Henson Greenway Trail is planned for the adjacent property to the south. As a major east/west hard surface trail, part of the campus conceptual planning should be to integrate connectivity between trail users and campus elements.

Playground:

There is currently one playground at the park. The playground could be shared with the recreation center, as both facilities do not have hours of operation public access restrictions as compared to schools. The school would need a separate designated playground for school operating hours and open to the general public afterwards.

Basketball Courts:

There is currently one basketball court at the park. The existing court could be moved adjacent to the recreation center and augmented with an additional court. Programming from the recreation center, and availability of inside amenities could increase basketball usage. Consideration should also be given to a future hard surface court expansion area depending on recreation program offerings and popularity. Basketball courts could also be attached to the school. However, the courts would not be available to the general public while school is in session.

Tennis Courts:

There are currently 3 tennis courts at the park. The existing courts could be moved adjacent to the recreation center. Programming from the recreation center, and availability of inside amenities could increase tennis court usage. The exact number of courts needed depends on the critical mass necessary to run an official tennis program. Consultation with the Executive Director of the United States Tennis Association Mid Atlantic Section Maryland District indicates that 4 would provide the critical mass for one instructor. Also, an even number of courts would allow stacking if needed for design considerations.

Ballfields:

There current field mix includes one softball field (Field #2), and an overlay softball (Field #1)/soccer (Field #3). The current use pattern indicates Field #2 is used April through June only. The overlay field is used from April through November. **Although overlay fields are not**

desirable, they are sometimes necessary for permitting flexibility, preserving use patterns that are not easily moved, and protecting the interests of historical users.

A proposed field mix for parks would include the following:

- One dedicated year round new soccer field of adult size (360x 220),
- Keeping the existing softball/soccer overlay field with the current dimensions to handle both spring softball (275-300 ft outfield) and fall soccer (330 x 195), and
- Converting and expanding the existing softball only field to youth softball with 275-foot outfield with a grassed infield. Also providing a rectangular "field sports" overlay (250x 150) to provide programming flexibility for practices (no permanent goals).

Lighting:

Lighting is not provided for ballfields at Local Parks. The main reason is the close proximity of fields to private residences. However, as technology improves and needs change over time, the field arrangement should not preclude future lighting.

Parking:

MNCPPC is currently designing to a 50 spaces per field standard. The parking could potentially be shared with other uses. Parking should be located convenient to the fields and should allow for drop-off of equipment by sports teams.

Site Grading and Facility Integration:

Plans should indicate proposed grading and layout of support facilities, such as backstops, players' benches, fencing, outer limits of playing areas and spectator areas, so that the spacing and use of the fields can be fully evaluated. Design of fields, courts and park facilities should comply with M-NCPCC standard details and specifications.

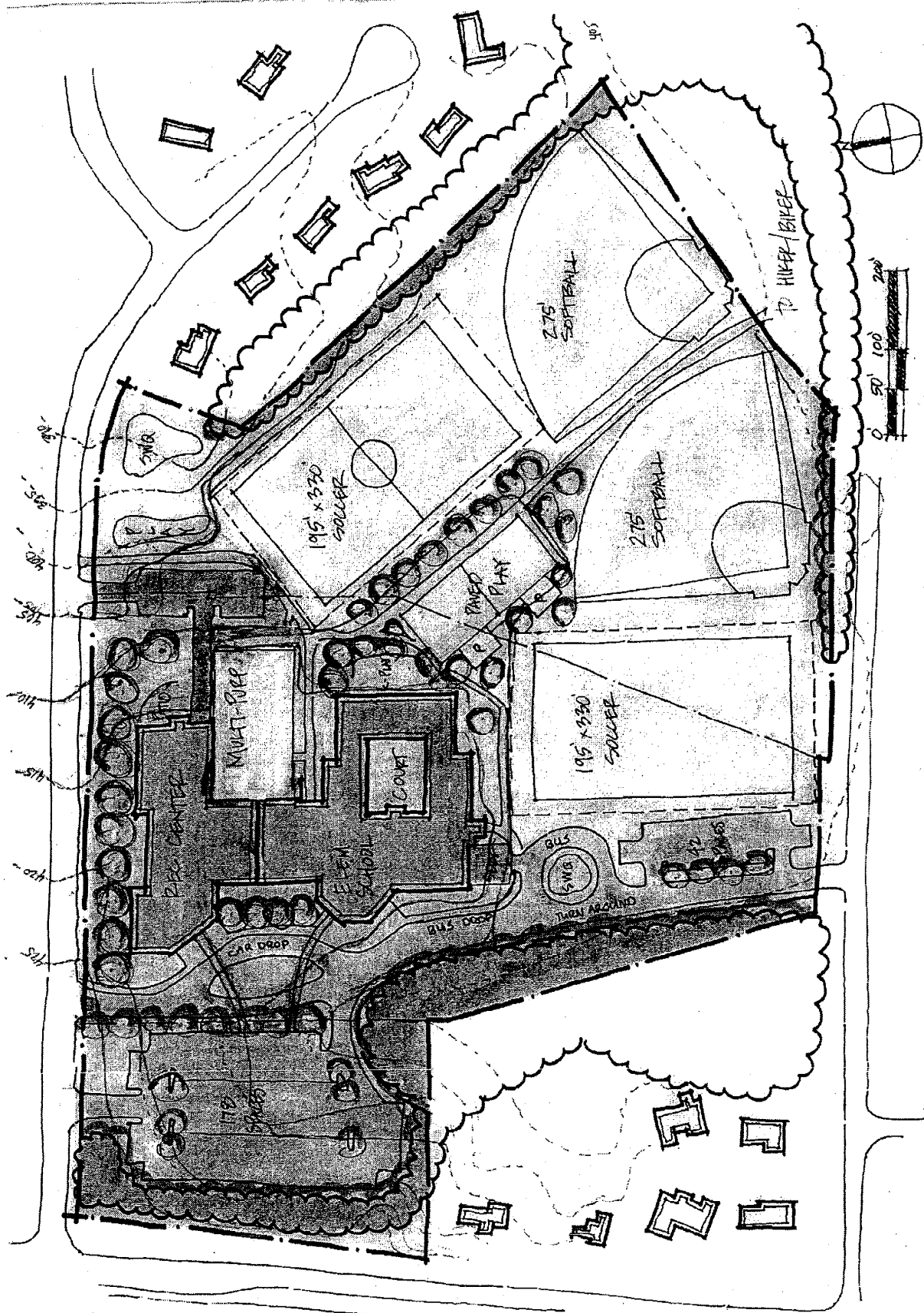
The setting and design of the park should include tree planting, paved paths to meet the requirements of the Americans with Disabilities Act, and considerations for maintenance vehicle access to the fields and facilities.

Stormwater Management:

Include stormwater quality and quantity control to comply with current standards. The Department of Permitting Services requires treatment of runoff from sports fields.

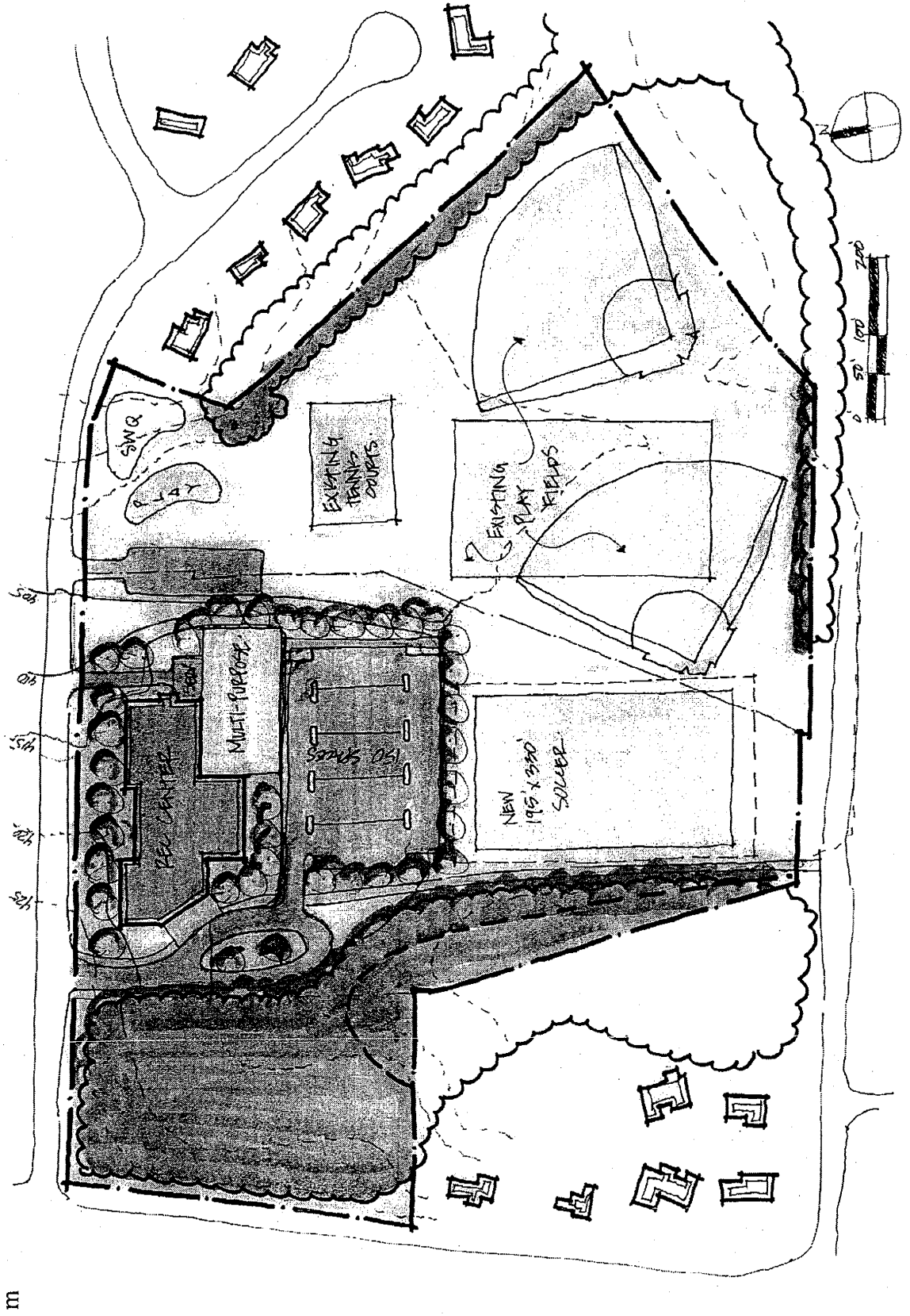
Maintenance:

Maintenance agreements or boundaries need to be defined for shared use park facilities, such as sports fields, playgrounds, parking, stormwater management facilities, etc. Slopes of lawn areas within park shall not exceed 3:1 for maintenance and mowing.

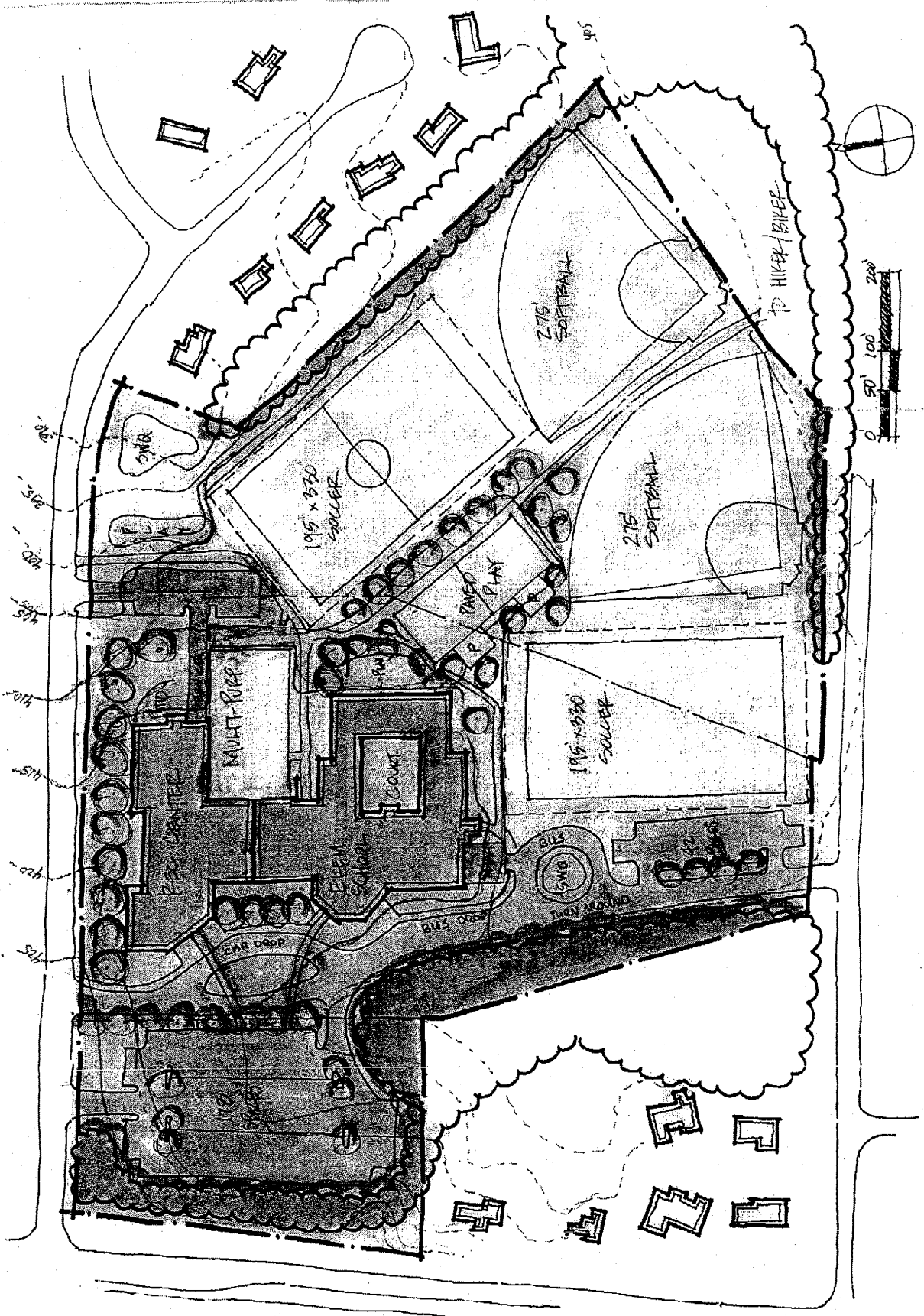


Scheme 8

Scheme 8



Phase 1



Phase 2